

# ELBOROUGH PLACE

ASHLAWN ROAD, RUGBY, WARWICKSHIRE, CV22 5QE



A STUNNING DEVELOPMENT OF 2, 3, 4 & 5 BEDROOM HOMES



**BARRATT**  
— HOMES —

## STUNNING HOMES IN A GREAT LOCATION

Set only minutes away from Rugby town centre, our new development Elborough Place will bring a new collection of 3, 4 & 5 bedroom homes all within easy reach of high street shops, cafes, restaurants and leisure amenities for you to relax and enjoy.

There are many schools close by for your family, whilst the nearby M45 opens the gate to a wealth of commuting opportunities for working professionals.



# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

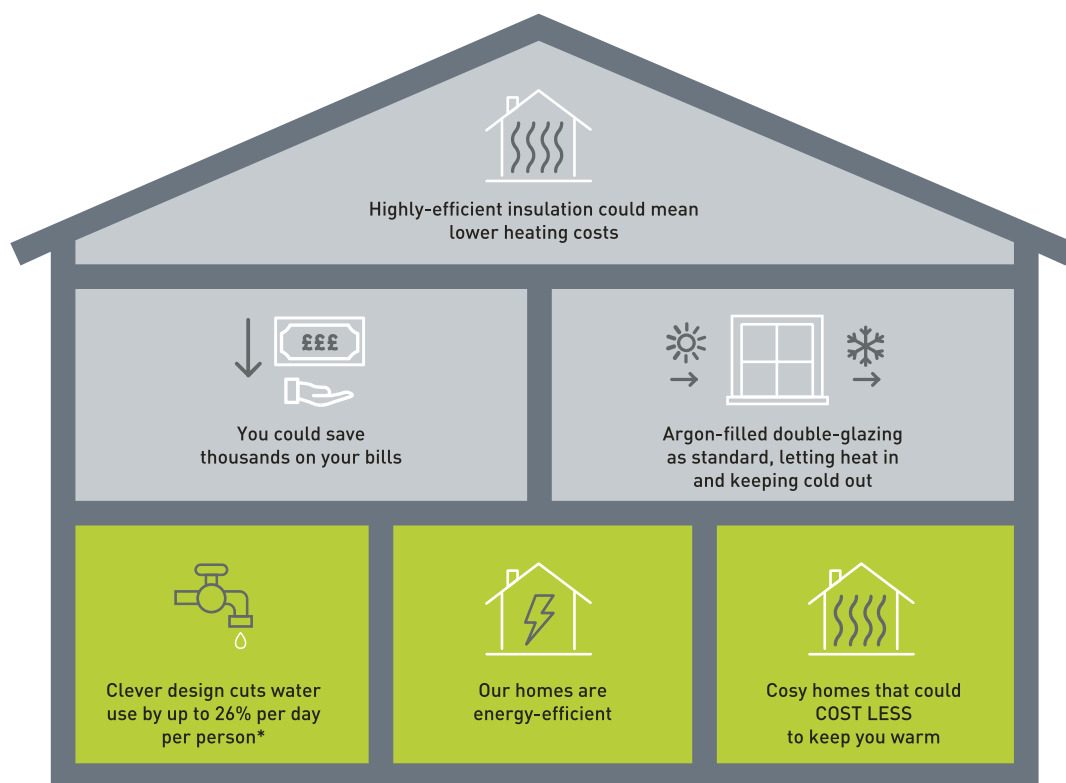
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future.

We do this through creating places where people and nature can thrive.



# WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



\*Indicative figures, based on HBF "Watt a Save" report published January 2024.

\*Source: [Water UK](#)

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development.

Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website.



All images used are for illustrative purposes only. Information correct at time of publishing.







# ELBOROUGH PLACE, RUGBY

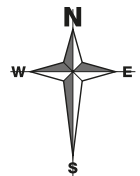
## DEVELOPMENT LAYOUT

### KEY

|  |                               |                |
|--|-------------------------------|----------------|
|    | Alverton                      | 2 bedroom home |
|    | Maidstone                     | 3 bedroom home |
|    | Ellerton                      | 3 bedroom home |
|    | Buchanan                      | 3 bedroom home |
|    | Moresby                       | 3 bedroom home |
|    | Ennerdale                     | 3 bedroom home |
|    | Bewdley                       | 3 bedroom home |
|    | Brentford                     | 3 bedroom home |
|    | Chester                       | 4 bedroom home |
|    | Kingsley                      | 4 bedroom home |
|    | Haversham                     | 4 bedroom home |
|    | Hesketh                       | 4 bedroom home |
|    | Radleigh                      | 4 bedroom home |
|    | Ashburton                     | 4 bedroom home |
|    | Alnmouth                      | 4 bedroom home |
|    | Alfreton                      | 4 bedroom home |
|   | Lamberton                     | 5 bedroom home |
|  | Marlowe                       | 5 bedroom home |
|  | Malvern                       | 5 bedroom home |
|  | Affordable Housing            |                |
| S/S  | Substation                    |                |
| GG   | Gas Governor                  |                |
| BCP  | Bin Collection Point          |                |
| LEAP   | Local Equipment Area for Play |                |
| VP   | Visitors Parking              |                |



|   |                   |
|---|-------------------|
|  | Grassland         |
|  | Pond              |
|  | Wildflower Meadow |
|  | Planted Area      |
|  | Hedgerow          |

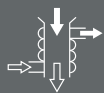


[barratthomes.co.uk](http://barratthomes.co.uk)



# ELLERTON

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



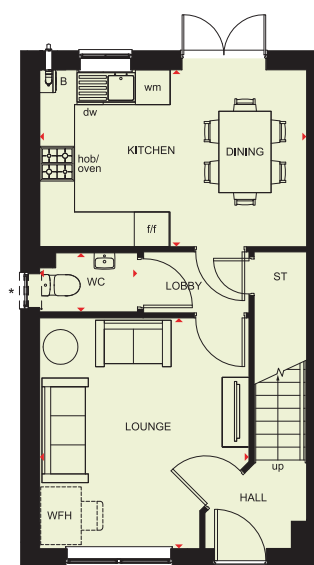
Photovoltaic panels



Highly-efficient insulation



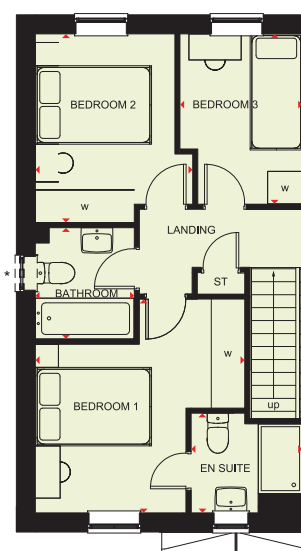
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information



### Ground Floor

|                |                |                |
|----------------|----------------|----------------|
| Lounge         | 3605 x 3967 mm | 11'10" x 13'0" |
| Kitchen/Dining | 4593 x 3048 mm | 15'1" x 10'0"  |
| WC             | 1668 x 1016 mm | 5'6" x 3'4"    |

(Approximate dimensions)



### First Floor

|           |                |                |
|-----------|----------------|----------------|
| Bedroom 1 | 3605 x 3683 mm | 11'10" x 12'1" |
| En Suite  | 1918 x 1716 mm | 6'3" x 5'8"    |
| Bedroom 2 | 2708 x 3245 mm | 8'11" x 10'8"  |
| Bedroom 3 | 2109 x 2932 mm | 6'11" x 9'7"   |
| Bathroom  | 1703 x 1917 mm | 5'7" x 6'3"    |

(Approximate dimensions)

\*Window only applicable to certain plots

#### KEY

B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
dw Dishwasher space  
w Wardrobe space

WFH Working from home space  
◀▶ Dimension location



# MORESBY

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



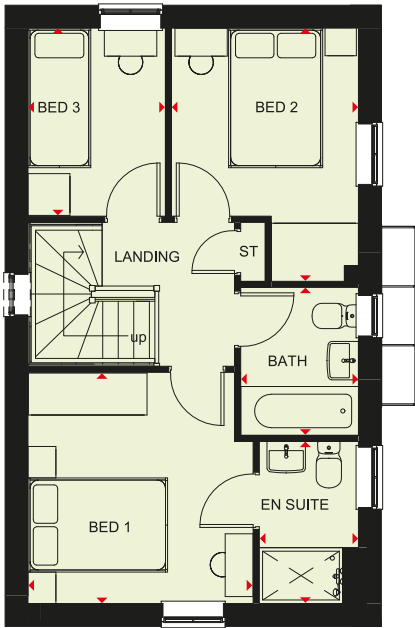
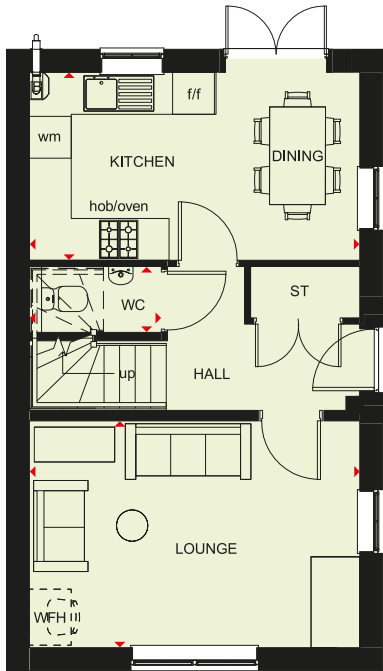
Photovoltaic panels



Highly-efficient insulation



Selected plots across our development may feature solar PV panels, please speak to our sales advisers for more information



### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 4737 x 3245 mm | 15'7" x 10'8" |
| Kitchen/Dining | 4737 x 2696mm  | 15'7" x 8'10" |
| WC             | 1877 x 976mm   | 6'2" x 3'2"   |

[Approximate dimensions]

### First Floor

|           |               |                |
|-----------|---------------|----------------|
| Bedroom 1 | 3229 x 3307mm | 10'7" x 10'10" |
| En Suite  | 1416 x 2322mm | 4'8" x 7'7"    |
| Bedroom 2 | 2677 x 3628mm | 8'9" x 11'11"  |
| Bedroom 3 | 1968 x 2696mm | 6'5" x 8'10"   |
| Bathroom  | 1688 x 2120mm | 5'6" x 6'11"   |

[Approximate dimensions]

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

- KEY

B

Boiler

ST

Store

wm

Washing machine space
- t/f

Fridge/freezer space

WFH

Working from home space

◀▶

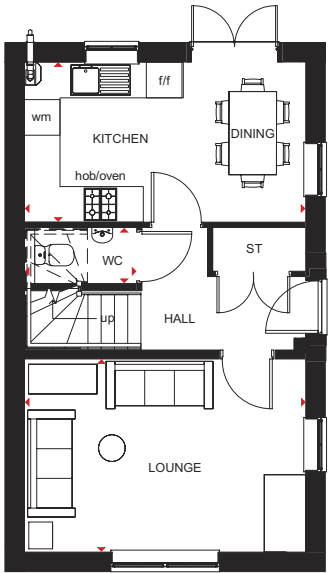
Dimension location



## 3 BEDROOM HOME



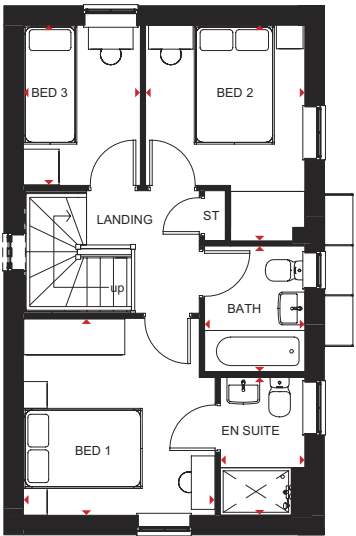
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and family bathroom



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 4735 x 3250mm | 15'6" x 10'8" |
| Kitchen/Dining | 4735 x 2695mm | 15'6" x 8'8"  |
| WC             | 1891 x 945mm  | 6'2" x 3'1"   |

[Approximate dimensions]



### First Floor

|           |               |                |
|-----------|---------------|----------------|
| Bedroom 1 | 3226 x 3312mm | 10'7" x 10'10" |
| En Suite  | 2322 x 1421mm | 7'7" x 4'8"    |
| Bedroom 2 | 2679 x 3628mm | 8'9" x 11'11"  |
| Bedroom 3 | 2696 x 1968mm | 8'10" x 6'5"   |
| Bathroom  | 2120 x 1688mm | 6'11" x 5'6"   |

[Approximate dimensions]

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

|            |    |                       |     |                      |
|------------|----|-----------------------|-----|----------------------|
| <b>KEY</b> | B  | Boiler                | f/f | Fridge/freezer space |
|            | ST | Store                 | ◄►  | Dimension location   |
|            | wm | Washing machine space |     |                      |



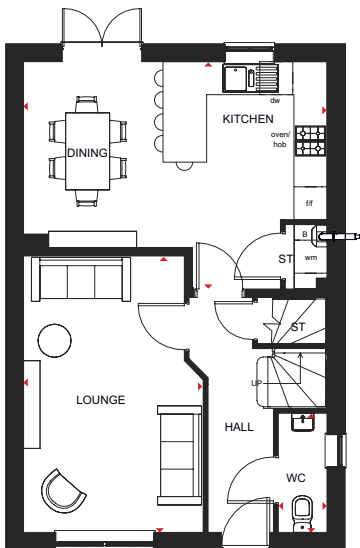
# CHESTER

THE CLASSIC  
COLLECTION

## 4 BEDROOM HOME



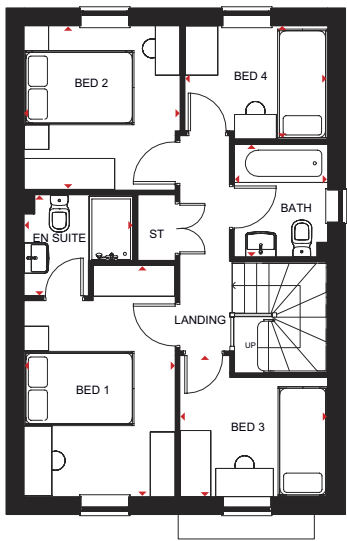
- An ideal family home filled with light through oversized windows
- A large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- A spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main with en suite, two single bedrooms and a family bathroom



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 5026 x 3269mm | 16'6" x 10'9" |
| Kitchen/Dining | 5520 x 4135mm | 18'1" x 13'7" |
| WC             | 2164 x 886mm  | 7'1" x 2'11"  |

[Approximate dimensions]



### First Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 4205 x 2746mm | 13'10" x 9'0" |
| En Suite  | 1983 x 1835mm | 6'6" x 6'0"   |
| Bedroom 2 | 2986 x 2826mm | 9'10" x 9'3"  |
| Bedroom 3 | 2686 x 2537mm | 8'10" x 8'4"  |
| Bedroom 4 | 2606 x 2060mm | 8'7" x 6'9"   |
| Bathroom  | 2048 x 1698mm | 6'9" x 5'7"   |

[Approximate dimensions]

### KEY

B Boiler  
ST Store  
wm Washing machine space

f/fr Fridge/freezer space  
dw Dishwasher space  
◀▶ Dimension location

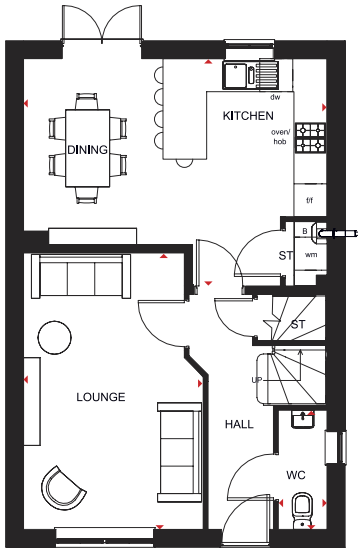
# CHESTER

THE CLASSIC  
COLLECTION

## 4 BEDROOM DETACHED HOME



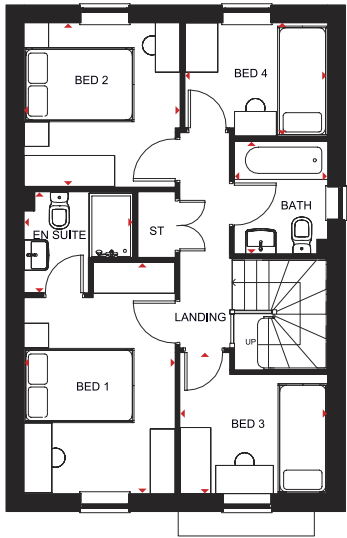
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### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 5026 x 3269mm | 16'6" x 10'9" |
| Kitchen/Dining | 5520 x 4135mm | 18'1" x 13'7" |
| WC             | 2164 x 886mm  | 7'1" x 2'11"  |

[Approximate dimensions]



### First Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 4205 x 2746mm | 13'10" x 9'0" |
| En Suite  | 1983 x 1835mm | 6'6" x 6'0"   |
| Bedroom 2 | 2986 x 2826mm | 9'10" x 9'3"  |
| Bedroom 3 | 2686 x 2537mm | 8'10" x 8'4"  |
| Bedroom 4 | 2606 x 2060mm | 8'7" x 6'9"   |
| Bathroom  | 2048 x 1698mm | 6'9" x 5'7"   |

[Approximate dimensions]

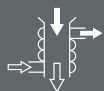
### KEY

B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
dw Dishwasher space  
◀▶ Dimension location

# HAVERSHAM

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



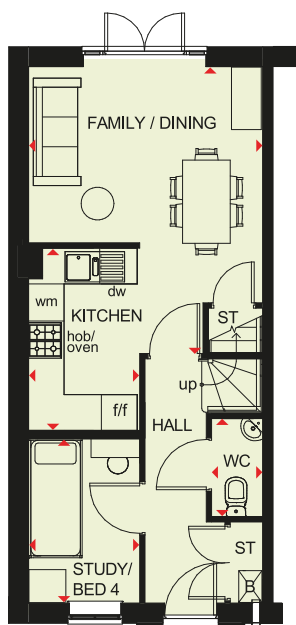
Photovoltaic panels



Highly-efficient insulation



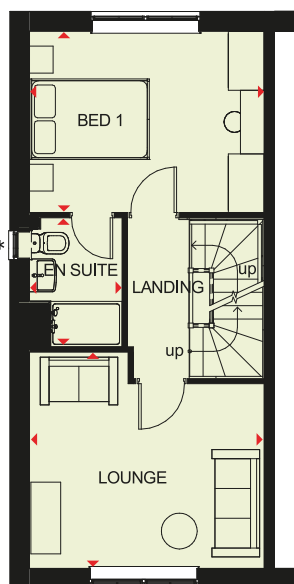
Selected plots across our development may feature solar PV panels, please speak to our sales advisers for more information



### Ground Floor

|                 |                |                 |
|-----------------|----------------|-----------------|
| Family/Dining   | 3930 x 4818 mm | 12'11" x 15'10" |
| Kitchen         | 1865 x 3063 mm | 6'1" x 10'1"    |
| WC              | 860 x 1615 mm  | 2'10" x 5'4"    |
| Study/Bedroom 4 | 1865 x 2746 mm | 6'1" x 9'0"     |

(Approximate dimensions)

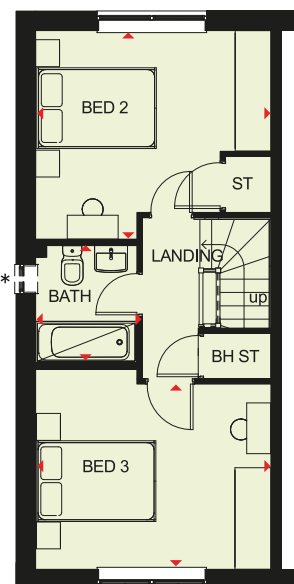


### First Floor

|           |                |                 |
|-----------|----------------|-----------------|
| Lounge    | 3935 x 3625 mm | 12'11" x 11'11" |
| Bedroom 1 | 3935 x 3037 mm | 12'11" x 10'0"  |
| En Suite  | 1551 x 2163 mm | 5'1" x 7'1"     |

(Approximate dimensions)

\* Windows only applicable to certain plots, please check with the sales adviser



### Second Floor

|           |                |                 |
|-----------|----------------|-----------------|
| Bedroom 2 | 3935 x 3483 mm | 12'11" x 11'5"  |
| Bedroom 3 | 3935 x 3340 mm | 12'11" x 10'11" |
| Bathroom  | 1695 x 1963 mm | 5'7" x 6'5"     |

(Approximate dimensions)

\* Windows only applicable to certain plots, please check with the sales adviser

### KEY

|    |                       |     |                      |
|----|-----------------------|-----|----------------------|
| B  | Boiler                | f/f | Fridge/freezer space |
| ST | Store                 | dw  | Dishwasher space     |
| wm | Washing machine space | ◄►  | Dimension location   |

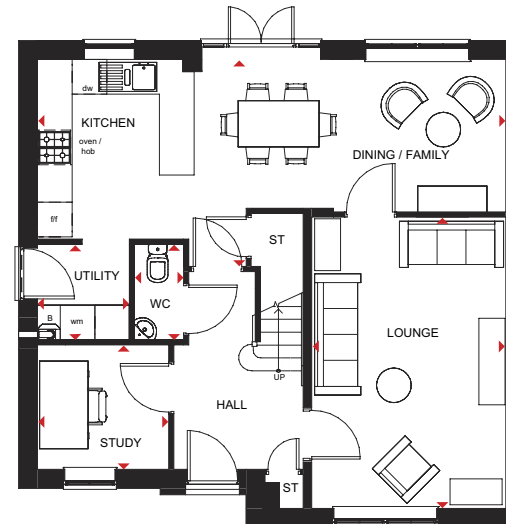




## 4 BEDROOM HOME



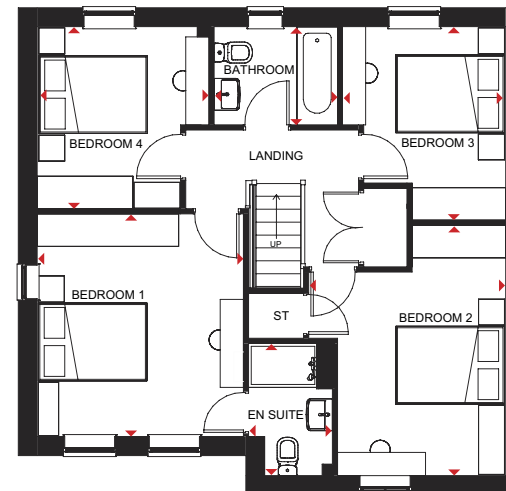
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite shower room, and a family bathroom



### Ground Floor

|                           |               |               |
|---------------------------|---------------|---------------|
| Lounge                    | 3361 x 5046mm | 11'0" x 16'7" |
| Kitchen/<br>Dining/Family | 8110 x 3583mm | 26'7" x 11'9" |
| Utility                   | 1592 x 1655mm | 5'3" x 5'5"   |
| Study                     | 2273 x 2158mm | 7'5" x 7'1"   |
| WC                        | 850 x 1655mm  | 2'9" x 5'5"   |

[Approximate dimensions]



### First Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3557 x 3858mm | 11'6" x 12'8" |
| En Suite  | 1452 x 2289mm | 4'9" x 7'6"   |
| Bedroom 2 | 3423 x 4335mm | 11'3" x 14'3" |
| Bedroom 3 | 2824 x 3350mm | 9'3" x 11'0"  |
| Bedroom 4 | 2973 x 3152mm | 9'9" x 10'4"  |
| Bathroom  | 2137 x 1699mm | 7'0" x 5'7"   |

[Approximate dimensions]

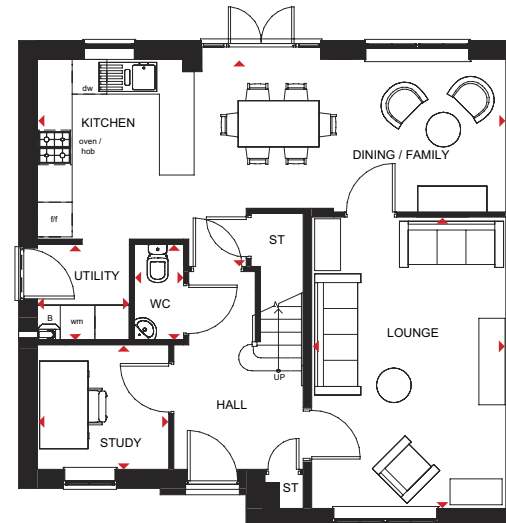
|            |    |                       |     |                      |
|------------|----|-----------------------|-----|----------------------|
| <b>KEY</b> | B  | Boiler                | f/f | Fridge/freezer space |
|            | ST | Store                 | dw  | Dishwasher space     |
|            | wm | Washing machine space | ◀▶  | Dimension location   |



## 4 BEDROOM DETACHED HOME



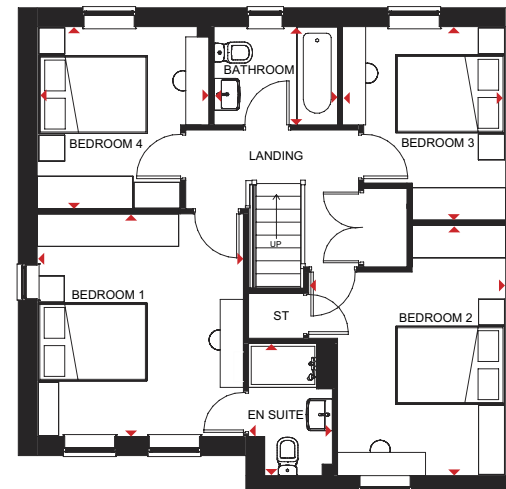
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### Ground Floor

|                           |               |               |
|---------------------------|---------------|---------------|
| Lounge                    | 3361 x 5046mm | 11'0" x 16'7" |
| Kitchen/<br>Dining/Family | 8110 x 3583mm | 26'7" x 11'9" |
| Utility                   | 1592 x 1655mm | 5'3" x 5'5"   |
| Study                     | 2273 x 2158mm | 7'5" x 7'1"   |
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[Approximate dimensions]



### First Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3557 x 3858mm | 11'6" x 12'8" |
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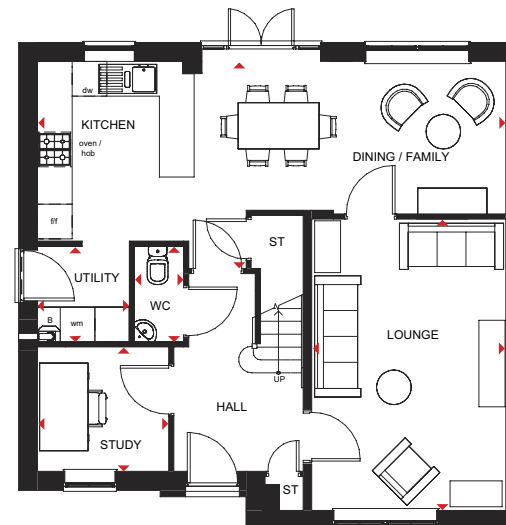
[Approximate dimensions]

|            |    |                       |     |                      |
|------------|----|-----------------------|-----|----------------------|
| <b>KEY</b> | B  | Boiler                | f/f | Fridge/freezer space |
|            | ST | Store                 | dw  | Dishwasher space     |
|            | wm | Washing machine space | ◀▶  | Dimension location   |

## 4 BEDROOM DETACHED HOME



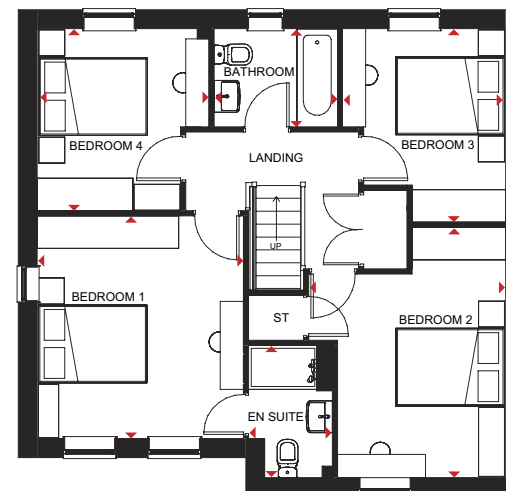
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### Ground Floor

|                           |               |               |
|---------------------------|---------------|---------------|
| Lounge                    | 3361 x 5046mm | 11'0" x 16'7" |
| Kitchen/<br>Dining/Family | 8110 x 3583mm | 26'7" x 11'9" |
| Utility                   | 1592 x 1655mm | 5'3" x 5'5"   |
| Study                     | 2273 x 2158mm | 7'5" x 7'1"   |
| WC                        | 850 x 1655mm  | 2'9" x 5'5"   |

[Approximate dimensions]



### First Floor


|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3557 x 3858mm | 11'6" x 12'8" |
| En Suite  | 1452 x 2289mm | 4'9" x 7'6"   |
| Bedroom 2 | 3423 x 4335mm | 11'3" x 14'3" |
| Bedroom 3 | 2824 x 3350mm | 9'3" x 11'0"  |
| Bedroom 4 | 2973 x 3152mm | 9'9" x 10'4"  |
| Bathroom  | 2137 x 1699mm | 7'0" x 5'7"   |

[Approximate dimensions]


| KEY |                       |     |                      |
|-----|-----------------------|-----|----------------------|
| B   | Boiler                | f/f | Fridge/freezer space |
| ST  | Store                 | dw  | Dishwasher space     |
| wm  | Washing machine space | ◀▶  | Dimension location   |

# ASHBURTON


## 4 BEDROOM HOME



Waste Water Heat Recovery Systems




Argon-filled double-glazing




Flue Gas Heat Recovery



Electric car charging point



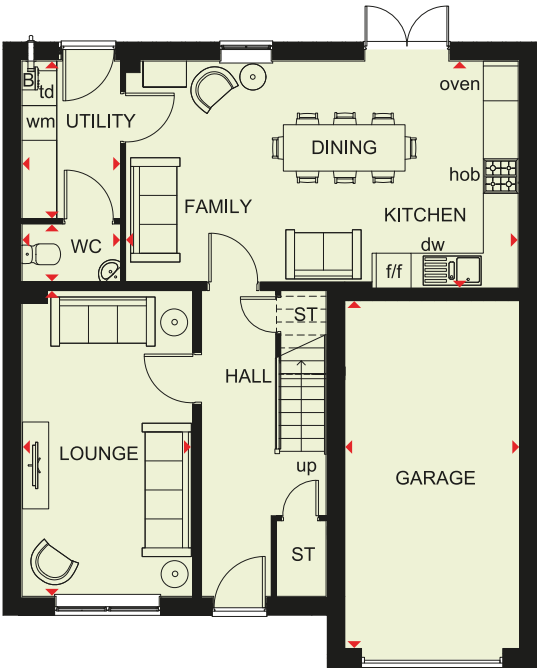
Photovoltaic panels



Highly-efficient insulation



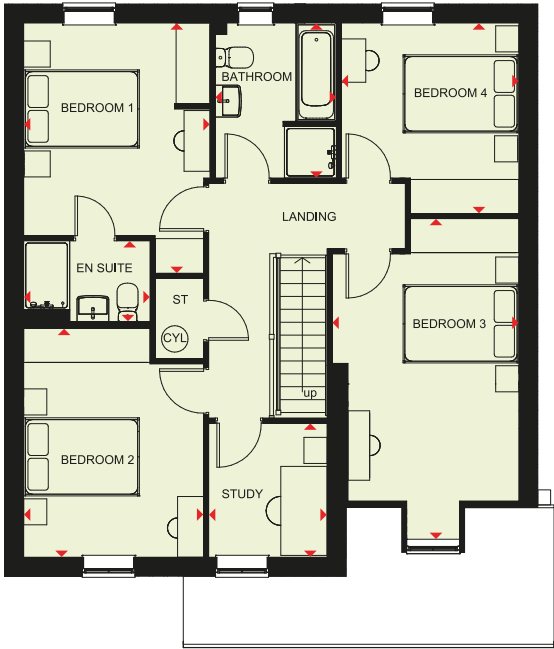
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information



### Ground Floor

|                       |                |                |
|-----------------------|----------------|----------------|
| Lounge                | 2947 x 5270 mm | 9'8" x 17'3"   |
| Kitchen/Dining/Family | 6772 x 3910 mm | 22'3" x 12'10" |
| Utility               | 1700 x 2723 mm | 5'7" x 8'11"   |
| WC                    | 1666 x 966 mm  | 5'6" x 3'2"    |
| Garage                | 3015 x 6000 mm | 9'11" x 19'8"  |

(Approximate dimensions)



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 3222 x 4323 mm | 10'7" x 14'2" |
| En Suite  | 2185 x 1395 mm | 7'2" x 4'7"   |
| Bedroom 2 | 3111 x 3950 mm | 10'2" x 13'0" |
| Bedroom 3 | 3227 x 5569 mm | 10'7" x 18'3" |
| Bedroom 4 | 3067 x 3288 mm | 10'1" x 10'9" |
| Study     | 2046 x 2313 mm | 6'9" x 7'7"   |
| Bathroom  | 2095 x 2681 mm | 6'10" x 8'10" |

(Approximate dimensions)

|            |                     |                                 |                              |
|------------|---------------------|---------------------------------|------------------------------|
| <b>KEY</b> | <b>B</b> Boiler     | <b>wm</b> Washing machine space | <b>dw</b> Dishwasher space   |
|            | <b>ST</b> Store     | <b>f/f</b> Fridge/freezer space | <b>◄►</b> Dimension location |
|            | <b>CYL</b> Cylinder | <b>td</b> Tumble dryer space    |                              |



We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. Housetype may include Solar PV Panels, please speak to Sales Adviser for further details.

BDW003609/OCT23



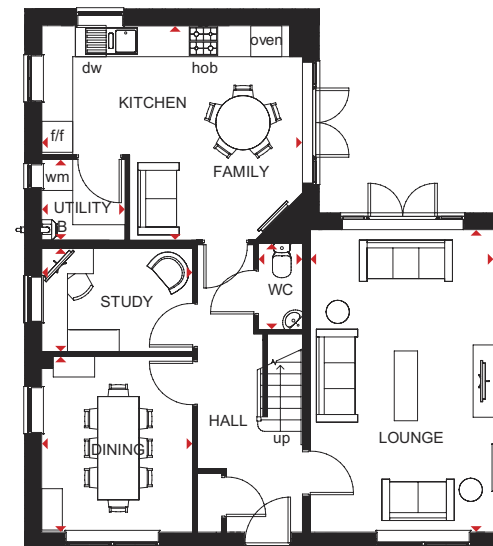
# ALNMOUTH

THE CLASSIC  
COLLECTION

## 4 BEDROOM HOME



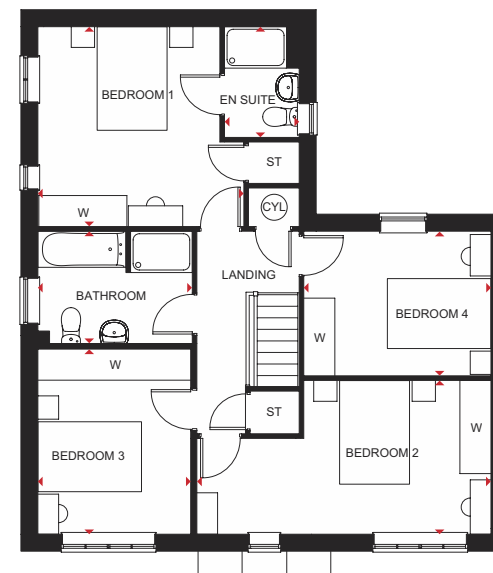
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room, and a study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and family bathroom



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 5851 x 3552mm | 19'2" x 11'7" |
| Dining Room    | 3400 x 2922mm | 11'1" x 9'6"  |
| Family/Kitchen | 4150 x 5045mm | 13'6" x 16'6" |
| Study          | 2010 x 2922mm | 6'6" x 9'6"   |
| Utility        | 1612 x 1562mm | 5'3" x 5'1"   |
| WC             | 1668 x 852mm  | 5'5" x 2'8"   |

[Approximate dimensions]



### First Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3977 x 3859mm | 13'0" x 12'7" |
| En Suite  | 1443 x 2138mm | 4'7" x 7'0"   |
| Bedroom 2 | 5678 x 2970mm | 18'6" x 9'7"  |
| Bedroom 3 | 2950 x 3572mm | 9'7" x 11'7"  |
| Bedroom 4 | 3614 x 2793mm | 11'9" x 9'2"  |
| Bathroom  | 2984 x 2169mm | 9'8" x 7'11"  |

[Approximate dimensions]

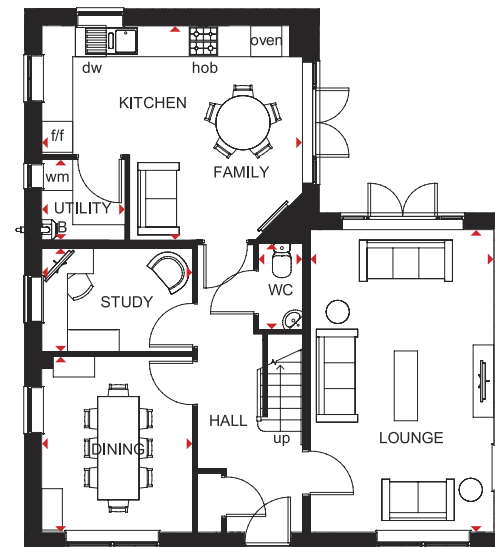
|     |     |          |     |                       |    |                    |
|-----|-----|----------|-----|-----------------------|----|--------------------|
| KEY | B   | Boiler   | w   | Wardrobe space        | dw | Dishwasher space   |
|     | ST  | Store    | wm  | Washing machine space | ◀▶ | Dimension location |
|     | CYL | Cylinder | f/f | Fridge/freezer space  |    |                    |



## 4 BEDROOM DETACHED HOME



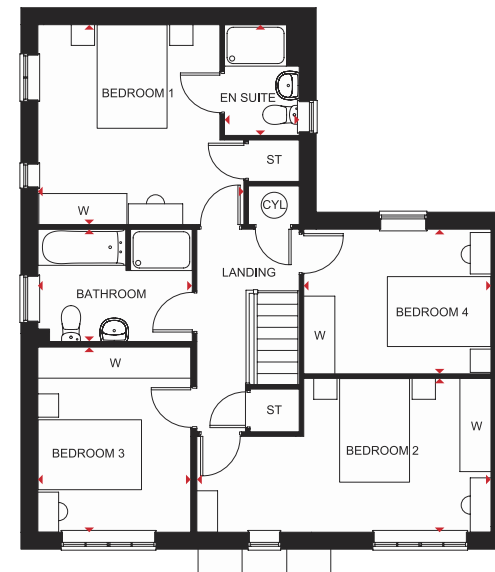
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room, and a study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite, and family bathroom



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 5851 x 3552mm | 19'2" x 11'7" |
| Dining Room    | 3400 x 2922mm | 11'1" x 9'6"  |
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| WC             | 1668 x 852mm  | 5'5" x 2'8"   |

[Approximate dimensions]



### First Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3977 x 3859mm | 13'0" x 12'7" |
| En Suite  | 1443 x 2138mm | 4'7" x 7'0"   |
| Bedroom 2 | 5678 x 2970mm | 18'6" x 9'7"  |
| Bedroom 3 | 2950 x 3572mm | 9'7" x 11'7"  |
| Bedroom 4 | 3614 x 2793mm | 11'9" x 9'2"  |
| Bathroom  | 2984 x 2169mm | 9'8" x 7'11"  |

[Approximate dimensions]

|            |              |                          |                       |
|------------|--------------|--------------------------|-----------------------|
| <b>KEY</b> | B Boiler     | w Wardrobe space         | dw Dishwasher space   |
|            | ST Store     | wm Washing machine space | ◀▶ Dimension location |
|            | CYL Cylinder | f/f Fridge/freezer space |                       |

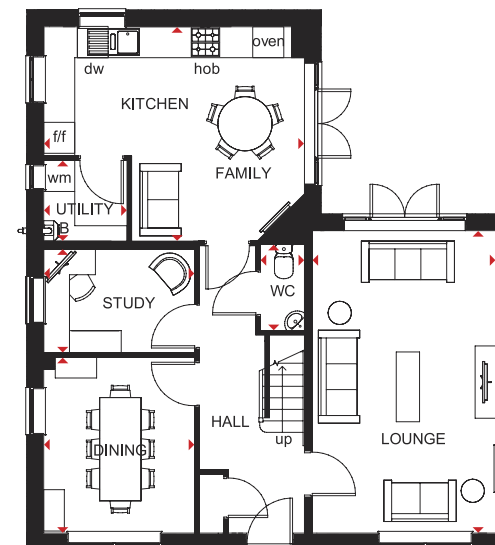
# ALNMOUTH

THE CLASSIC  
COLLECTION

## 4 BEDROOM DETACHED HOME



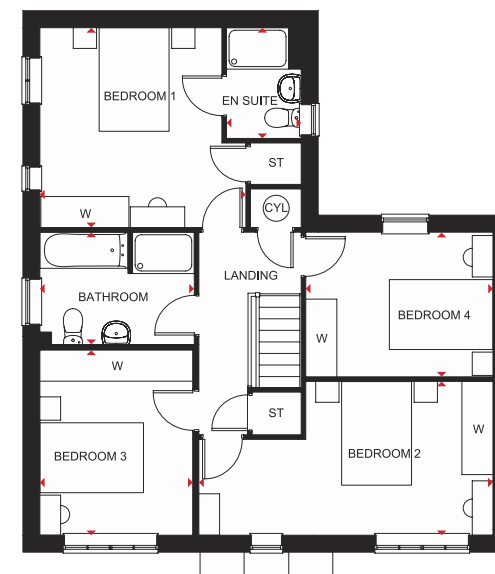
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room, and a study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and family bathroom



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 5851 x 3552mm | 19'2" x 11'7" |
| Dining Room    | 3400 x 2922mm | 11'1" x 9'6"  |
| Family/Kitchen | 4150 x 5045mm | 13'6" x 16'6" |
| Study          | 2010 x 2922mm | 6'6" x 9'6"   |
| Utility        | 1612 x 1562mm | 5'3" x 5'1"   |
| WC             | 1668 x 852mm  | 5'5" x 2'8"   |

[Approximate dimensions]



### First Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 3977 x 3859mm | 13'0" x 12'7" |
| En Suite  | 1443 x 2138mm | 4'7" x 7'0"   |
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| Bedroom 3 | 2950 x 3572mm | 9'7" x 11'7"  |
| Bedroom 4 | 3614 x 2793mm | 11'9" x 9'2"  |
| Bathroom  | 2984 x 2169mm | 9'8" x 7'11"  |

[Approximate dimensions]

|            |              |                          |                       |
|------------|--------------|--------------------------|-----------------------|
| <b>KEY</b> | B Boiler     | w Wardrobe space         | dw Dishwasher space   |
|            | ST Store     | wm Washing machine space | ◀▶ Dimension location |
|            | CYL Cylinder | f/f Fridge/freezer space |                       |

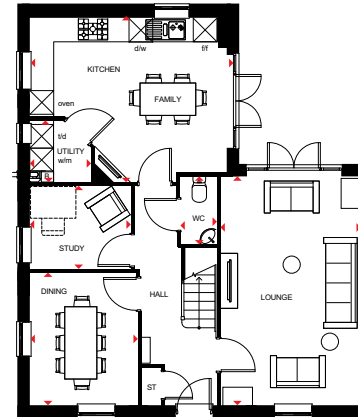
# ALFRETON

## 4 BEDROOM HOME



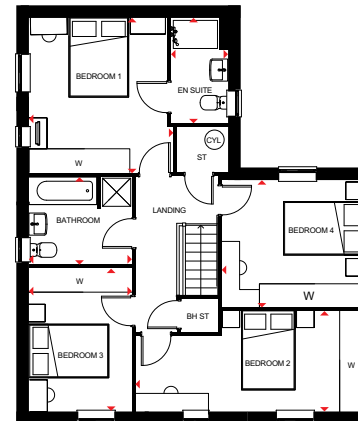
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information

- This impressive family home provides an open-plan kitchen with French doors leading to the rear garden as well as a separate study
- The dual-aspect lounge also features French doors and is the ideal place for families to relax in
- The first floor features four double bedrooms, with the main bedroom including an en suite and the family bathroom



### Ground Floor

|                |                   |                  |
|----------------|-------------------|------------------|
| Lounge         | 3475 mm x 5748 mm | 11' 5" x 18' 10" |
| Kitchen/Family | 4960 mm x 4133 mm | 16' 3" x 13' 7"  |
| Dining Room    | 2703 mm x 3324 mm | 8' 10" x 10' 11" |
| Study          | 2579 mm x 2104 mm | 8' 6" x 6' 11"   |
| Utility        | 1600 mm x 1510 mm | 5' 3" x 4' 11"   |
| WC             | 866 mm x 1650 mm  | 2' 10" x 5' 5"   |



### First Floor

|           |                   |                  |
|-----------|-------------------|------------------|
| Bedroom 1 | 3600 mm x 3851 mm | 11' 10" x 12' 8" |
| En Suite  | 1425 mm x 2612 mm | 4' 8" x 8' 7"    |
| Bedroom 2 | 5666 mm x 2500 mm | 18' 7" x 8' 2"   |
| Bedroom 3 | 2581 mm x 3564 mm | 8' 6" x 11' 8"   |
| Bedroom 4 | 3537 mm x 3160 mm | 11' 7" x 10' 4"  |
| Bathroom  | 2581 mm x 2176 mm | 8' 6" x 7' 2"    |

|            |                     |                          |                       |
|------------|---------------------|--------------------------|-----------------------|
| <b>KEY</b> | B Boiler            | wm Washing machine space | td Tumble dryer space |
|            | ST Store            | t/f Fridge/freezer space | w Wardrobe space      |
|            | BH ST Bulhead store | dw Dishwasher            | ◀▶ Dimension location |



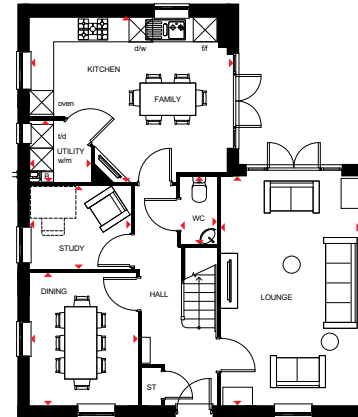
# ALFRETON

## 4 BEDROOM HOME



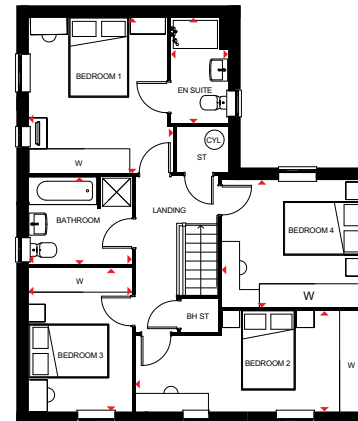
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information

- This impressive family home provides an open-plan kitchen with French doors leading to the rear garden as well as a separate study
- The dual-aspect lounge also features French doors and is the ideal place for families to relax in
- The first floor features four double bedrooms, with the main bedroom including an en suite and the family bathroom



### Ground Floor

|                |                   |                  |
|----------------|-------------------|------------------|
| Lounge         | 3475 mm x 5748 mm | 11' 5" x 18' 10" |
| Kitchen/Family | 4960 mm x 4133 mm | 16' 3" x 13' 7"  |
| Dining Room    | 2703 mm x 3324 mm | 8' 10" x 10' 11" |
| Study          | 2579 mm x 2104 mm | 8' 6" x 6' 11"   |
| Utility        | 1600 mm x 1510 mm | 5' 3" x 4' 11"   |
| WC             | 866 mm x 1650 mm  | 2' 10" x 5' 5"   |



### First Floor

|           |                   |                  |
|-----------|-------------------|------------------|
| Bedroom 1 | 3600 mm x 3851 mm | 11' 10" x 12' 8" |
| En Suite  | 1425 mm x 2612 mm | 4' 8" x 8' 7"    |
| Bedroom 2 | 5666 mm x 2500 mm | 18' 7" x 8' 2"   |
| Bedroom 3 | 2581 mm x 3564 mm | 8' 6" x 11' 8"   |
| Bedroom 4 | 3537 mm x 3160 mm | 11' 7" x 10' 4"  |
| Bathroom  | 2581 mm x 2176 mm | 8' 6" x 7' 2"    |

|            |                     |                          |                       |
|------------|---------------------|--------------------------|-----------------------|
| <b>KEY</b> | B Boiler            | wm Washing machine space | td Tumble dryer space |
|            | ST Store            | t/f Fridge/freezer space | w Wardrobe space      |
|            | BH ST Bulhead store | dw Dishwasher            | ◀▶ Dimension location |




# ALFRETON


## 4 BEDROOM HOME




Waste Water Heat Recovery Systems



Argon-filled double-glazing




Flue Gas Heat Recovery



Electric car charging point



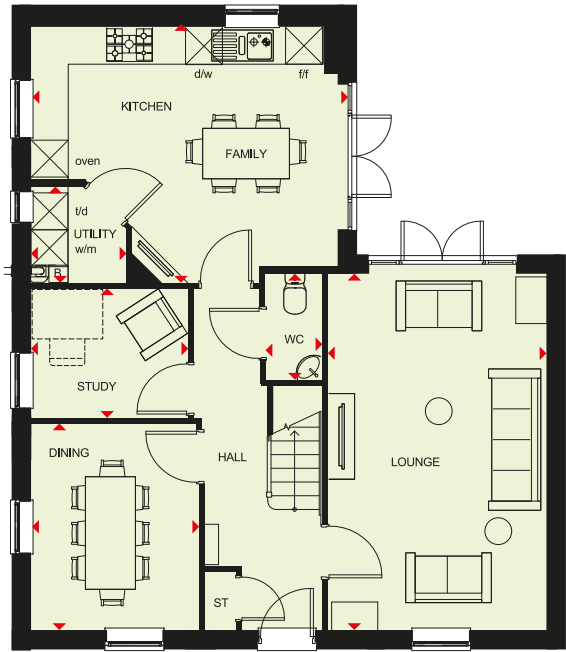
Photovoltaic panels



Highly-efficient insulation



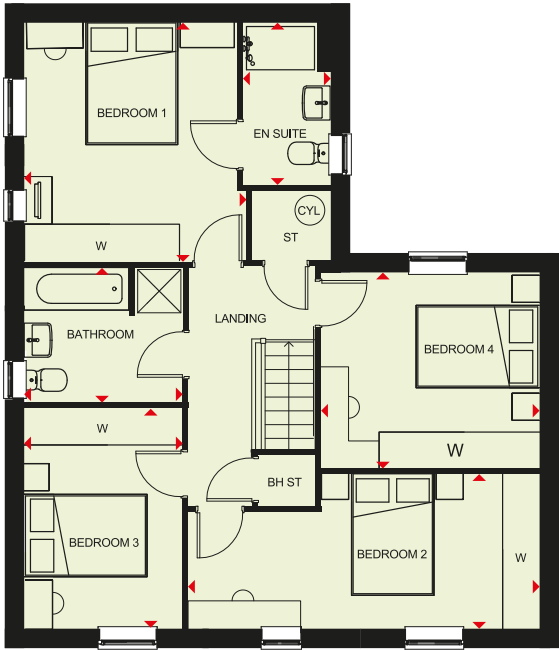
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information



### Ground Floor

|                |                |                |
|----------------|----------------|----------------|
| Lounge         | 3470 x 5743 mm | 11'5" x 18'10" |
| Kitchen/Family | 4960 x 4133 mm | 16'3" x 13'7"  |
| Dining Room    | 2698 x 3324 mm | 8'10" x 10'11" |
| Study          | 2548 x 2104 mm | 8'4" x 6'11"   |
| Utility        | 1600 x 1510 mm | 5'3" x 4'11"   |
| WC             | 866 x 1650 mm  | 2'10" x 5'5"   |

[Approximate dimensions]



### First Floor

|           |                |                |
|-----------|----------------|----------------|
| Bedroom 1 | 3595 x 3851 mm | 11'10" x 12'8" |
| En Suite  | 1487 x 2612 mm | 4'11" x 8'7"   |
| Bedroom 2 | 5666 x 2495 mm | 18'7" x 8'2"   |
| Bedroom 3 | 2581 x 3559 mm | 8'6" x 11'8"   |
| Bedroom 4 | 3537 x 3155 mm | 11'7" x 10'4"  |
| Bathroom  | 2581 x 2176 mm | 8'6" x 7'2"    |

[Approximate dimensions]

|            |                             |                                 |                              |
|------------|-----------------------------|---------------------------------|------------------------------|
| <b>KEY</b> | <b>B</b> Boiler             | <b>wm</b> Washing machine space | <b>td</b> Tumble dryer space |
|            | <b>ST</b> Store             | <b>f/f</b> Fridge/freezer space | <b>w</b> Wardrobe space      |
|            | <b>BH ST</b> Bulkhead store | <b>dw</b> Dishwasher            | <b>◀▶</b> Dimension location |




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# ALFRETON


## 4 BEDROOM HOME




Waste Water Heat Recovery Systems




Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



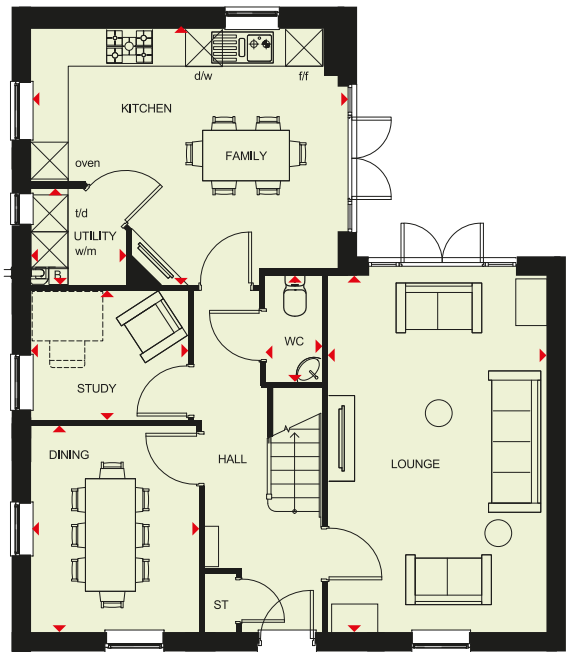
Photovoltaic panels



Highly-efficient insulation



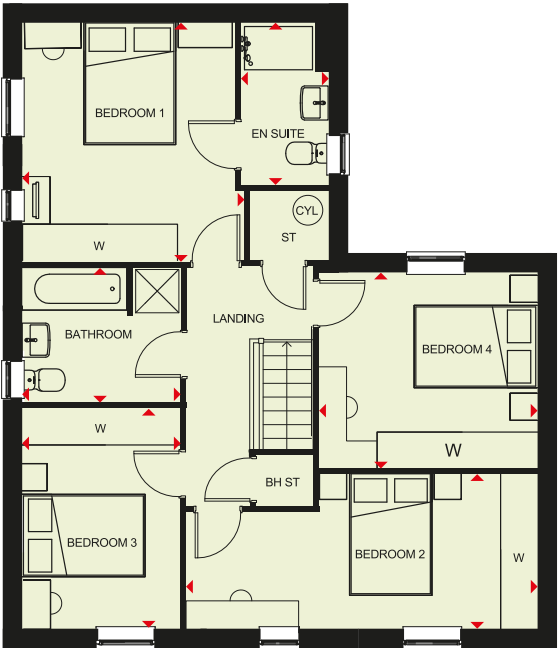
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information



### Ground Floor

|                |                |                |
|----------------|----------------|----------------|
| Lounge         | 3470 x 5743 mm | 11'5" x 18'10" |
| Kitchen/Family | 4960 x 4133 mm | 16'3" x 13'7"  |
| Dining Room    | 2698 x 3324 mm | 8'10" x 10'11" |
| Study          | 2548 x 2104 mm | 8'4" x 6'11"   |
| Utility        | 1600 x 1510 mm | 5'3" x 4'11"   |
| WC             | 866 x 1650 mm  | 2'10" x 5'5"   |

[Approximate dimensions]



### First Floor

|           |                |                |
|-----------|----------------|----------------|
| Bedroom 1 | 3595 x 3851 mm | 11'10" x 12'8" |
| En Suite  | 1487 x 2612 mm | 4'11" x 8'7"   |
| Bedroom 2 | 5666 x 2495 mm | 18'7" x 8'2"   |
| Bedroom 3 | 2581 x 3559 mm | 8'6" x 11'8"   |
| Bedroom 4 | 3537 x 3155 mm | 11'7" x 10'4"  |
| Bathroom  | 2581 x 2176 mm | 8'6" x 7'2"    |

[Approximate dimensions]

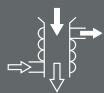
|            |                             |                                 |                              |
|------------|-----------------------------|---------------------------------|------------------------------|
| <b>KEY</b> | <b>B</b> Boiler             | <b>wm</b> Washing machine space | <b>td</b> Tumble dryer space |
|            | <b>ST</b> Store             | <b>f/f</b> Fridge/freezer space | <b>w</b> Wardrobe space      |
|            | <b>BH ST</b> Bulkhead store | <b>dw</b> Dishwasher            | <b>◀▶</b> Dimension location |



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# LAMBERTON

## 5 BEDROOM DETACHED HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



Photovoltaic panels



Highly-efficient insulation



Selected plots across our development may feature solar PV panels, please speak to our sales advisers for more information



### Ground Floor

|                       |                |                |
|-----------------------|----------------|----------------|
| Lounge                | 3385 x 4763 mm | 11'1" x 15'8"  |
| Kitchen/Dining/Family | 8330 x 4088 mm | 27'4" x 13'5"  |
| Study/Dining          | 2712 x 3622 mm | 8'11" x 11'11" |
| Utility               | 2039 x 1595 mm | 6'8" x 5'3"    |
| WC                    | 1567 x 1067 mm | 5'2" x 3'6"    |

(Approximate dimensions)



### First Floor

|           |                |                |
|-----------|----------------|----------------|
| Bedroom 1 | 3750 x 4209 mm | 12'4" x 13'10" |
| En Suite  | 1490 x 2018 mm | 4'11" x 6'7"   |
| Bedroom 2 | 2706 x 3916 mm | 8'11" x 12'10" |
| Bedroom 3 | 3385 x 3893 mm | 11'1" x 12'9"  |
| Bedroom 4 | 3018 x 3916 mm | 9'11" x 12'10" |
| Bedroom 5 | 2523 x 2305 mm | 8'3" x 7'7"    |
| Bathroom  | 1953 x 2931 mm | 6'5" x 9'7"    |

(Approximate dimensions)

### KEY

B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
dw Dishwasher space  
td Tumble dryer space

◀ ▶ Dimension location



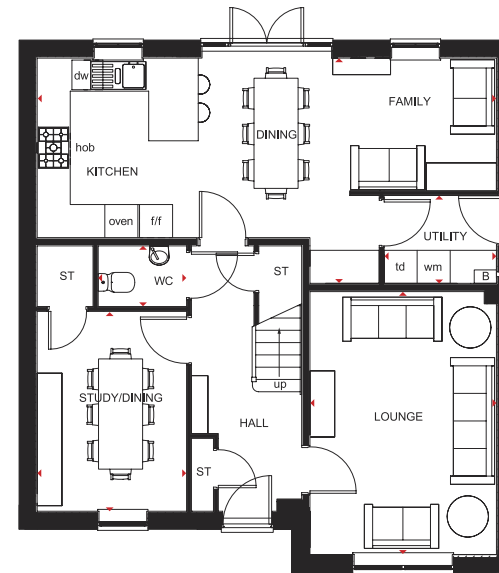
# LAMBERTON

THE CLASSIC  
COLLECTION

## 5 BEDROOM DETACHED HOME



- Spacious family home where flexibility is the key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge, and study or formal dining room
- Four double bedrooms, the main with en suite, a single bedroom and the family bathroom with shower are on the first floor



### Ground Floor

|                       |               |                |
|-----------------------|---------------|----------------|
| Lounge                | 3385 x 4773mm | 11'1" x 15'8"  |
| Kitchen/Dining/Family | 8335 x 4088mm | 27'4" x 13'5"  |
| Study/Dining          | 2712 x 3627mm | 8'11" x 11'11" |
| Utility               | 2039 x 1595mm | 6'8" x 5'3"    |
| WC                    | 1601 x 1101mm | 5'3" x 3'7"    |

[Approximate dimensions]



### First Floor

|           |               |                |
|-----------|---------------|----------------|
| Bedroom 1 | 3750 x 4214mm | 12'4" x 13'10" |
| En suite  | 1490 x 2023mm | 4'11" x 6'8"   |
| Bedroom 2 | 2713 x 3921mm | 8'11" x 12'10" |
| Bedroom 3 | 3385 x 3898mm | 11'1" x 12'9"  |
| Bedroom 4 | 3018 x 3921mm | 9'11" x 12'10" |
| Bedroom 5 | 2523 x 2305mm | 8'3" x 7'7"    |
| Bathroom  | 1953 x 2931mm | 6'5" x 9'7"    |

[Approximate dimensions]

|            |    |        |     |                       |    |                    |
|------------|----|--------|-----|-----------------------|----|--------------------|
| <b>KEY</b> | B  | Boiler | f/f | Fridge/freezer space  | ◀▶ | Dimension location |
|            | ST | Store  | dw  | Dishwasher space      |    |                    |
|            |    | wm     | td  | Washing machine space |    |                    |
|            |    |        |     | Tumble dryer space    |    |                    |



# LAMBERTON

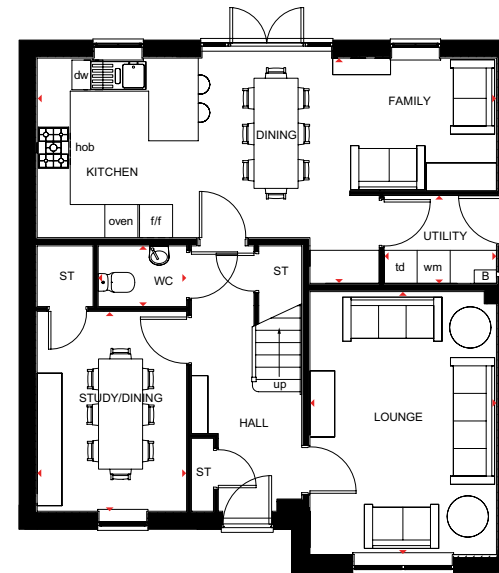
THE CLASSIC  
COLLECTION

## 5 BEDROOM DETACHED HOME



Selected plots across our development may feature solar PV panels, please speak to our sales advisers for more information

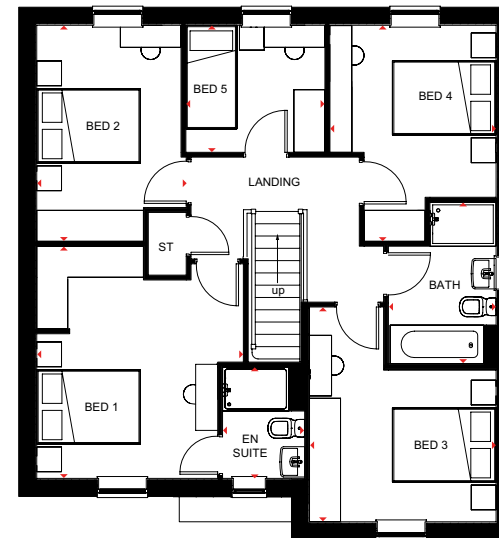
- Spacious family home where flexibility is the key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge, and study or formal dining room
- Four double bedrooms, the main with en suite, a single bedroom and the family bathroom with shower are on the first floor



### Ground Floor

|                       |               |                |
|-----------------------|---------------|----------------|
| Lounge                | 3385 x 4773mm | 11'1" x 15'8"  |
| Kitchen/Dining/Family | 8335 x 4088mm | 27'4" x 13'5"  |
| Study/Dining          | 2712 x 3627mm | 8'11" x 11'11" |
| Utility               | 2039 x 1595mm | 6'8" x 5'3"    |
| WC                    | 1601 x 1101mm | 5'3" x 3'7"    |

(Approximate dimensions)



### First Floor

|           |               |                |
|-----------|---------------|----------------|
| Bedroom 1 | 3750 x 4214mm | 12'4" x 13'10" |
| En suite  | 1490 x 2023mm | 4'11" x 6'8"   |
| Bedroom 2 | 2713 x 3921mm | 8'11" x 12'10" |
| Bedroom 3 | 3385 x 3898mm | 11'1" x 12'9"  |
| Bedroom 4 | 3018 x 3921mm | 9'11" x 12'10" |
| Bedroom 5 | 2523 x 2305mm | 8'3" x 7'7"    |
| Bathroom  | 1953 x 2931mm | 6'5" x 9'7"    |

(Approximate dimensions)

|            |    |        |     |                       |     |                    |
|------------|----|--------|-----|-----------------------|-----|--------------------|
| <b>KEY</b> | B  | Boiler | f/f | Fridge/freezer space  | ◀ ▶ | Dimension location |
|            | ST | Store  | dw  | Dishwasher space      |     |                    |
|            |    | wm     | td  | Washing machine space |     |                    |
|            |    |        |     | Tumble dryer space    |     |                    |



**BARRATT**  
HOMES

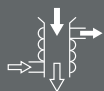


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BDW003327/JUL23

# MARLOWE

## 5 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



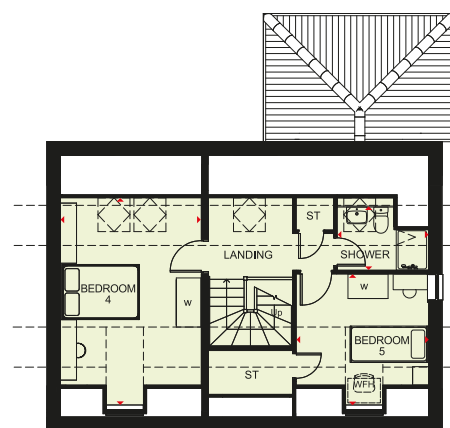
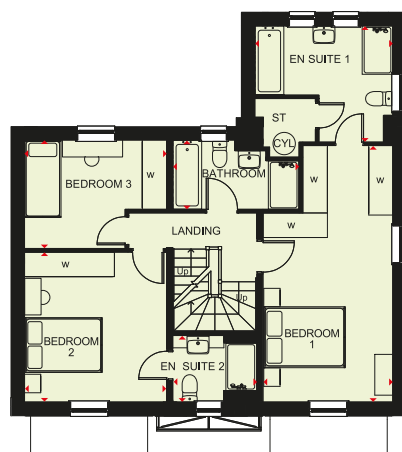
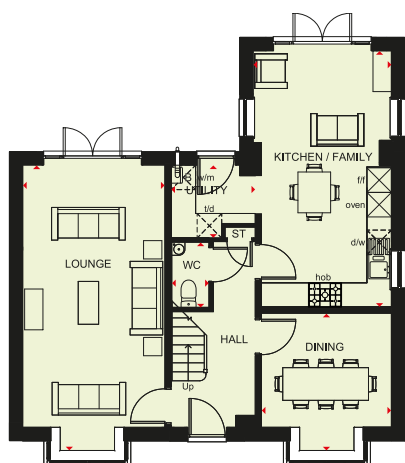
Photovoltaic panels



Highly-efficient insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information



### Ground Floor

|                |                |                |
|----------------|----------------|----------------|
| Lounge         | 3478 x 6988 mm | 11'5" x 22'11" |
| Kitchen/Family | 3384 x 6282 mm | 11'1" x 20'7"  |
| Dining         | 3184 x 3357 mm | 10'5" x 11'0"  |
| WC             | 909 x 1600 mm  | 3'0" x 5'3"    |
| Utility        | 2061 x 1784 mm | 6'9" x 5'10"   |

(Approximate dimensions)

### First Floor

|            |                |               |
|------------|----------------|---------------|
| Bedroom 1  | 3184 x 6282 mm | 10'5" x 20'7" |
| En Suite   | 3384 x 2849 mm | 11'1" x 9'4"  |
| Bedroom 2  | 3483 x 3673 mm | 11'5" x 12'1" |
| En Suite 2 | 2062 x 1632 mm | 6'9" x 5'4"   |
| Bedroom 3  | 3483 x 2656 mm | 11'5" x 8'9"  |
| Bathroom   | 3096 x 1698 mm | 10'2" x 5'7"  |

(Approximate dimensions)

### Second Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 4 | 3458 x 5078 mm | 11'4" x 16'8" |
| Bedroom 5 | 3246 x 3214 mm | 10'8" x 10'7" |
| Shower    | 2241 x 1576 mm | 7'4" x 5'2"   |

(Approximate dimensions)

**KEY** B Boiler  
ST Store  
wm Washing machine space

dw Dishwasher space  
f/f Fridge/freezer space  
td Tumble dryer space

WFH Working from home location  
W Wardrobe space  
◀▶ Dimension location



## 5 BEDROOM DETACHED HOME



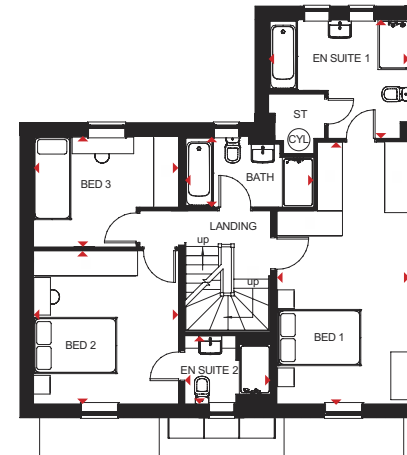
- Everything in this spacious home is designed for the modern family: a large kitchen with French doors to the garden, an adjoining utility room, a separate lounge and a dining room
- The generous main bedroom with en suite, another double with en suite, a single bedroom and a bathroom are on the first floor
- Upstairs on the second floor are a further double bedroom and a single, along with a shower room



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 3483 x 6988mm | 11'5" x 22'9" |
| Kitchen/Family | 3384 x 6282mm | 11'1" x 20'7" |
| Dining         | 3184 x 3357mm | 10'5" x 11'0" |
| Utility        | 1784 x 2061mm | 5'10" x 6'9"  |
| WC             | 975 x 1600mm  | 3'2" x 5'3"   |

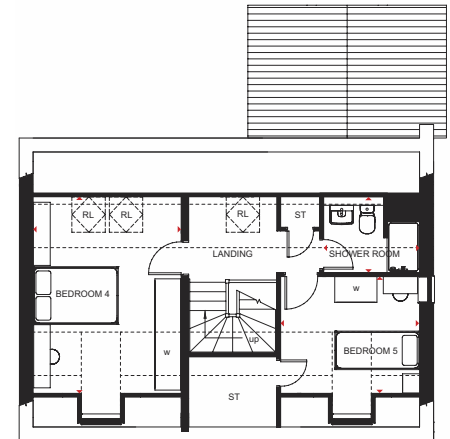
(Approximate dimensions)



### First Floor

|            |               |               |
|------------|---------------|---------------|
| Bedroom 1  | 3184 x 6287mm | 10'5" x 20'8" |
| En Suite 1 | 3384 x 2849mm | 11'1" x 9'4"  |
| Bedroom 2  | 3483 x 3678mm | 11'5" x 12'1" |
| En Suite 2 | 1637 x 2061mm | 5'4" x 6'9"   |
| Bedroom 3  | 3483 x 2656mm | 11'5" x 8'9"  |
| Bathroom   | 1698 x 3095mm | 5'7" x 10'2"  |

Approximate dimensions



### Second Floor

|             |                |                |
|-------------|----------------|----------------|
| Bedroom 4   | 3459 x 5073*mm | 11'4" x 16'6"* |
| Bedroom 5   | 3209 x 3246*mm | 10'5" x 10'6"* |
| Shower room | 1776 x 2241*mm | 5'10" x 7'4"*  |

(Approximate dimensions)

\*Overall floor dimension includes lower ceiling areas

|            |              |                          |                       |                        |
|------------|--------------|--------------------------|-----------------------|------------------------|
| <b>KEY</b> | B Boiler     | wm Washing machine space | td Tumble dryer space | ◀ ▶ Dimension location |
|            | ST Store     | f/f Fridge/freezer space | w Wardrobe space      |                        |
|            | CYL Cylinder | dw Dishwasher space      | RL Roof light         |                        |



# CUSTOMER SERVICE BY BARRATT HOMES

## **BUILDING OUR CUSTOMER SERVICE TO BE THE BEST**

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.





# BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

## Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

## Energy-efficient and low cost to run

Our homes are built to be efficient and could save you thousands each year on your energy bills. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

## Peace of mind

Our homes come with an NHBC warranty\* and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover - so you can settle in to your new home without the worry of unexpected costs.

## Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why year after year we win awards - voted for by the industry and our customers.

## We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.



Scan for more information

\*2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF brands to a friend.



# NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.





**barratthomes.co.uk**

**0333 355 8475**

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.



**BARRATT**  
HOMES